

## MINUTES

### CITY PLAN COMMISSION/ARCHITECTURAL REVIEW BOARD

FEBRUARY 2, 2009

The City Plan Commission/Architectural Review Board of the City of Clayton, Missouri, met upon the above date at 5:30 p.m., Chairman Harold Sanger presiding. Upon roll call, the following responded:

Present:

Chairman Harold Sanger  
Steve Lichtenfeld, Aldermanic Representative (arrived at 5:45 p.m.)  
Craig Owens, City Manager  
Jim Liberman  
Marc Lopata  
Scott Wilson  
Ron Reim

Absent:

None

Also Present:

Kevin O'Keefe, City Attorney  
Catherine Powers, Director of Planning & Development Services  
Jason Jaggi, Planner

Chairman Sanger welcomed everyone to the meeting and asked that conversations not take place during the meeting and that all cell phone and pager ringers be turned off.

MINUTES

The minutes of the January 5, 2009 meeting were presented for approval. The minutes were approved, after having been previously distributed to each member.

CONDITIONAL USE PERMIT/ARCHITECTURAL REVIEW – SINGLE FAMILY RESIDENCE – 21 W. BRENTMOOR PARK

Allen Roehrig, Principal with Mainline Group Architecture, representing both the owners, Steve & Nancy Fox and James Scott Weaver, project architect, was in attendance at the meeting.

Catherine Powers explained that an application for Conditional Use Permit was submitted to allow the renovation of the second story of the existing detached garage to be habitable as a second unit. The proposed project involves interior renovations, exterior renovations and maintenance work including new garage doors, brick, roof repair, and gutters. Catherine indicated that the proposed addition to the principal structure will be reviewed and considered later during this meeting. The existing area will continue to be accessed from a stairway located inside the garage. The applicant is requesting a Conditional Use Permit because the structure provides a kitchen, bath, sleeping and living space as designated by the Zoning Code. The owners anticipate the use of this 440 square foot area as a second unit for occasional use by visiting relatives. Catherine indicated that the structure meets the requirements for a second unit as contained in the City's Zoning Regulations, Article II, Section 405.330 and is less than the 2,000 square foot maximum allowed for second units in the R-1 Zoning District.

Mr. Roehrig indicated that the project architect, James Scott Weaver, is from New York and that he is making this presentation on his behalf. He indicated that the interior of the second story will be renovated to accommodate this second unit and that minor upgrades/revisions to the exterior of the garage is also part of the project.

Hearing no questions or comments, Jim Liberman made a motion to recommend approval of the conditional use permit to the Board of Aldermen. The motion was seconded by Steve Lichtenfeld and unanimously approved by the members.

The architectural aspects of the project were now up for review.

Catherine Powers indicated that this is a request for a 1 ½ story, 1,322 square foot brick addition to the existing 6,274 square foot brick residence. The height of the addition will be 22' 4" from grade to the mean height of the roof. A Porte cochere is incorporated as part of the addition. Catherine noted that site plan review is not required because the addition is less than 50% of the square footage of the existing structure. Catherine stated that the addition is brick to match the existing residence. The plans indicate that the brick from the portion of the existing building to be removed will be reused on the front elevation. Brick detailing is shown to match the existing residence. The addition will contain green slate tiles to match existing. The windows are proposed to be double-hung, divided lights, white in color and will match the existing windows. The patio area at the rear of the house will be removed and replaced with a new patio containing decorative brick-faced walls. In addition, the existing detached garage will receive renovations to the exterior including a new white carriage-style garage door. The asphalt driveway will be modified slightly to allow to easier access to the front entry of the house. The driveway will be patched and resurfaced as needed, but will not be reconstructed. As shown, the plans comply with the impervious coverage and setback provisions of the Zoning Ordinance and staff recommends approval as submitted.

Mr. Roehrig presented photos of the property and elevations depicting the proposed addition and renovations as Catherine described.

Jim Liberman asked to see material samples.

Mr. Roehrig indicated that most of the existing brick that is to be removed to accommodate this addition will be salvaged and re-used. Samples of new brick were presented along with roof samples.

Steve Lichtenfeld commented that it looks great and fits in very well with the existing structure and the neighborhood.

Scott Wilson asked if a builder has been selected.

Mr. Roehrig indicated that four contractors bid the project and that the owners have narrowed it down to three to choose from.

Scott Wilson commented that this is a 1.75 million dollar project.

Being no further questions or comments, Steve Lichtenfeld made a motion to approve as submitted. The motion was seconded by Scott Wilson and unanimously approved by the Board.

#### PRESENTATION OF 2008 PLAN COMMISSION/ARCHITECTURAL REVIEW BOARD ANNUAL REPORT

Catherine Powers referred to the Annual Report, which was provided in each member's agenda packet. She stated that this report will be submitted to the Board of Aldermen for their information. Catherine provided a brief synopsis of the report to the members.

Marc Lopata asked that the amount of pervious surface lost and tree caliper lost due to construction be added to the report.

Chairman Sanger and Catherine Powers indicated that determining this type of report would take a lot of calculation.

Marc Lopata stated that the report paints a picture of development within the City, but it does not paint a picture of what the City has lost due to development.

Catherine Powers informed the members that this information will be provided in a Green Report that will be prepared by staff in the near future.

Marc Lopata stated that it is important to have that information and that the Report only lists the projects considered throughout the year, but does not provide specifics of each project.

Chairman Sanger commented that he does not believe that the information Marc is referring to belongs in the Annual Report and would prefer that it be included in a "Green Report".

Marc Lopata asked if that information is being tracked currently.

Catherine Powers indicated that staff can certainly begin tracking that information.

Chairman Sanger asked the other members their thoughts on Marc's request.

Scott Wilson indicated that he agrees with Chairman Sanger.

Jim Liberman asked if projects are ever rejected/denied.

Catherine Powers replied "yes"; however, she does not believe any project was completely rejected during calendar year 2008. She reminded the members that many projects are approved with staff recommendations, which can include modifications to the proposed plans or are modified based on discussion at the meeting and then brought back for approval.

Craig Owens asked what decisions can be appealed.

Catherine Powers indicated that any decision rendered by the Plan Commission/ARB can be appealed by an aggrieved party (as described in the Zoning Ordinance).

Being no further questions or comments, Steve Lichtenfeld made a motion to accept and recommend approval of the 2008 Annual Report to the Board of aldermen. The motion was seconded by Scott Wilson and unanimously approved by the members.

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Chairman Sanger asked Catherine Powers about a memorandum regarding tree and impervious coverage loss.

Catherine Powers indicated that the Zoning Ordinance would need to be changed through the proper procedures if revisions to current requirements are made. She stated that the Plan Commission would provide input.

Chairman Sanger asked Catherine Powers if there are green requirements for City property.

Catherine Powers indicated that for new construction over 5,000 square feet, Silver LEED is required.

Marc Lopata asked what defines a "green" product.

Catherine Powers indicated that it is a procurement policy and that "green product" is not defined.

Chairman Sanger asked for a project update.

Catherine Powers informed the members that the foundation permit has been issued for Centene.

Ron Reim stated that the rumor is that they do not have financing.

Craig Owens commented that financing for this project is not in place, but he hopes to hear something in the next 3 weeks.

Catherine Powers provided a brief description of the changes to the SDD that were presented to the Board of Aldermen in December that allowed for a range in the height of the high rise office tower and a lower parking garage. She indicated that they are now anticipating more square footage for Phase II and that the City is hoping for a minimized parking garage.

Chairman Sanger asked about the status of other large pending projects.

Catherine Powers indicated that she believes Project Beacon (Brown Shoe) is on hold and there has been no word on RJ York's hotel project.

Ron Reim asked about the Wash U/School District land swap.

Marc Lopata indicated that he had heard that Washington University is going to try to rezone the R-1 zoned properties along Forsyth for University use.

Being no further business for the Plan Commission/Architectural Review Board, this meeting adjourned at 6:05 p.m.

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Recording Secretary